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Abbreviated Legal Description: Portion of Tract 256 of Vera; Portions of the W 1/2 of
Section 35, T25N, R 44 EWM; all in Spokane County,
Washington.

Additional Legal Description on Page: See Exhibit "A" attached hereto

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WHITETAIL RIDGE

Plat name whitetail Ridge

TO: The Public

Unofficial Document



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Unofficial Document



DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
WHITETAIL RIDGE

This Declaration of Covenants, Conditions and Restrictions is made on the date hereinafter set forth by Whitetail Ridge, L.L.C., a Washington Limited Liability Company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the County of Spokane, State of Washington, which is specifically described and identified as in Exhibit "A" attached hereto and incorporated herein by this reference, hereinafter referred to as the "Property", and

WHEREAS, Declarant has subdivided the Property into separate lots and streets, and has constructed or will construct thereon certain community improvements and, thereafter, the lots will be sold to the general public (or to builders) for the construction of residential Dwellings establishing a residential community, and

WHEREAS, the development shall be hereinafter referred to as the "Whitetail Ridge", and each owner shall receive fee or equitable title to an individual lot (with the right and obligation to construct a Dwelling thereon) and a membership in the Whitetail Ridge Homeowners Association, which shall be a Washington nonprofit corporation and which have certain administrative and maintenance responsibilities in the Whitetail Ridge, and

WHEREAS, Declarant intends by this document to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all of the said lots and the owners thereof.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to the following declarations, limitations, covenants, conditions, restrictions, and easements, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property, and every part thereof, in accordance with the plan for the improvements of the Property and the division thereof into a residential subdivision. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any rights, title, or interest in or to any part of the Property. Notwithstanding the forgoing, the "Remainder Parcel" described in Exhibit "C" attached hereto shall not be subject to these covenants except to the extent the Remainder Parcel contains Common Property as hereinafter defined and described.



ARTICLE 1
DEFINITIONS

1.1

“Assessment” shall mean that portion of the cost of maintaining, improving, repairing, operating, and managing the Common Property which is to be paid by each Lot Owner as determined by the Association under this Declaration.

1.2 “Association” shall mean and refer to the Whitetail Ridge Homeowners Association, a Washington nonprofit corporation, the members of which shall be owners of the lots in Whitetail Ridge.

1.3 “Board” or “Board of Directors” shall mean and refer to the governing body of the Association.

1.4 “Bylaws” shall mean and refer to the Bylaws of the Association as amended from time to time.

1.5 “Common Expenses” means and includes the actual and estimated expenses of administration of the Association, and of the maintenance, repair, or replacement of those parts of the Project for which the Association is responsible, and any reasonable reserve for such purposes as found and determined by the Board and all sums designated common expenses by or pursuant to the Project Documents.

1.6 “Common Property” shall mean and refer to the land or easements, together with any improvements constructed or to be constructed thereon, described as such on Exhibit “B” attached hereto and incorporated herein by this reference.

1.7 “Declarant” shall mean and refer to Whitetail Ridge, L.L.C., and its successors-in-interest and assigns with respect to the Property, but shall not include members of the public purchasing Lots in Whitetail Ridge.

1.8 “Declaration” shall mean and refer to this Declaration of Covenants, Conditions and Restrictions, as it may be amended from time to time.

1.9 “Dwelling” shall mean and refer to any residential structure (and appurtenant improvements) constructed or to be constructed upon any individually owned Lot in Whitetail Ridge.

1.10 “Whitetail Ridge” shall mean and refer to the entire Property including all structures and improvements erected or to be erected thereon, and including all phases annexed thereto and sometimes referred to herein as the “Project”.

1.11 “Lot” shall mean and refer to any particular and separately



designated parcel of land resulting from the subdivision of the property according to the Subdivision Plat, and sold or held by sale to members of the general public. The term Lot shall not, however, include property owned by the Association, Common Property, or the "Remainder Parcel", described in Exhibit "C."

1.12 "Member" shall mean and refer to a person entitled to membership in the Association as provided herein.

1.13 "Owner" or "Owners" shall mean and refer to the record owner or holder of fee or equitable title to a Lot in the Project. This shall include any person having a fee simple title to any Lot, but shall exclude persons or entities having any interest merely as security for the performance of any obligation. Further, if a Lot is sold under a contract of sale (which contract or notice thereof is recorded), the contract purchaser, rather than the fee owner, shall be considered the "Owner".

1.14 "Phase" shall mean and refer to a particular parcel of property which is or shall become part of the Project pursuant to the recordation of an appropriate Declaration of Annexation. The property described in Exhibit "C" to this Declaration entitled Remainder Parcel shall be deemed to be a subsequent phase of the Project.

1.15 "Project Documents" means and includes this Declaration as it may be amended from time to time, the exhibits attached hereto, the Subdivision Plat, and Bylaws of the Association, and the rules and regulations for the members as established from time to time.

1.16 "Property" or "Properties" means and includes the real property covered by this Declaration, and all improvements erected thereon and all property, real, personal or mixed, intended for or used in connection with Whitetail Ridge.

ARTICLE 2

DESCRIPTION OF PROJECT, DIVISION OF PROPERTY AND
CREATION OF PROPERTY RIGHTS AND OBLIGATIONS

2.1 Description of Whitetail Ridge. Whitetail Ridge consists of the underlying Property with the residential Dwellings and all other improvements and systems located or to be located thereon, regardless of the ownership thereof, and includes all Phases annexed to the Property.

2.2 Common Property. The Common Property shall consist of property described as follows:

2.2.1 Roads and Stormwater Drainage. Private roads depicted as Bolivar Lane and 39th Lane on the plat of Whitetail Ridge and the



stormwater drainage facilities depicted on the Road and Drainage Design Plans, which are incorporated herein by this reference;

2.2.2 Sewer Systems. The sewage collection and disposal system as depicted on the Septic Improvement Plans for the plat of Whitetail Ridge, which are incorporated herein by this reference; and

2.2.3 Entry Monuments/Gates. Entry monuments and/or gates to be constructed by Declarant on the road right of way and drainage easements located at the intersection of Bolivar Lane and Belle Terre Avenue.

2.3 Conveyance of Common Property. The Declarant shall construct all improvements on the Common Property and convey to the Association the aforesaid easements, together with the improvements constructed thereon, upon completion of the improvements. Thereafter, the Association shall maintain, restore, and/or replace the improvements on said common property.

ARTICLE 3
ASSOCIATION, ADMINISTRATION, MEMBERSHIP
AND VOTING RIGHTS

3.1 Association to Manage Whitetail Ridge. The Owners of all the Lots covenant and agree that the administration of the Whitetail Ridge shall be in accordance with the provisions of this Declaration and the Bylaws of the Association, subject to the standards set forth in this Declaration and all applicable laws, regulations and ordinances of any governmental or quasi-governmental body or agency having jurisdiction over Whitetail Ridge. Notwithstanding the generality of the foregoing, the primary function of the Association shall be the enforcement of the restrictions set forth in this Declaration.

3.2 Membership. The Owner of a Lot shall automatically, upon becoming an Owner, be a Member of the Association, and shall remain a Member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. Membership shall be in accordance with the Bylaws of the Association.

3.3 Transferred Membership. Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Lot should fail or refuse to transfer the membership registered in his name to the purchaser of his Lot, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller be null or void.

3.4 Classes of Membership. The Association shall have two (2) classes of voting membership established according to the following provisions:



3.4.1 Class A Membership. Class A Membership shall be that held by each Owner of a Lot other than Declarant, and each Class A Member shall be entitled to one (1) vote for each Lot owned upon expiration of Class B Membership. If a Lot is owned by more than one (1) person, each such person shall be a Member of the Association, but there shall be not more than one (1) vote for each Lot.

3.4.2 Class B Membership. Class B Membership shall be that held by Declarant (or its successors-in-interest) who shall be entitled to three (3) votes for each Lot owned by Declarant; provided, that Class B Membership shall be converted to Class A Membership and shall forever cease to exist on the occurrence of whichever of the following is first in time.

3.4.2.1 When all but one lot is sold by Declarant. Once Class B Membership is converted, it shall forever cease to exist regardless of the annexation of additional Phases within Whitetail Ridge; or

3.4.2.2 On the tenth (10th) anniversary of the recordation of this Declaration.

3.5 Voting Requirements. Except where otherwise expressly provided in this Declaration or the Bylaws, any action by the Association which must have the approval of the Association membership before being undertaken shall require the vote or written assent of the prescribed percentage of the total voting power (both classes) of the Association.

3.6 Commencement of Voting Rights. Voting rights attributable to any Lot in a Phase, other than the first Phase, shall not vest until that Lot shall also be subject to assessment obligations to the Association, pursuant to Article 4 below.

3.7 Membership Meetings. Regular and special meetings of Members of the Association shall be held with the frequency, at the time and place, and in accordance with the provisions of the Bylaws of the Association.

3.8 Board of Directors. The affairs of the Association shall be managed by a Board of Directors, which shall be established, and which shall conduct regular and special meetings according to the provisions of the Bylaws of the Association.

ARTICLE 4 MAINTENANCE AND ASSESSMENTS

4.1 Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within Whitetail Ridge, hereby covenants, and each Owner of any Lot by acceptance of a deed or contract therefore, whether or not it shall be so expressed in such deed or contract, is deemed to covenant and agree to pay to the Association: (1) general annual assessments or charges, and (2) special assessments for capital improvements and unexpected expenses, such assessments to be established and collected as provided herein and in the Bylaws of the Association. The regular and special assessments, together with interest, costs, and actual



attorneys' fees, shall be a charge and a continuing lien upon the Lot against which each assessment is made, the lien to become effective upon levy of the assessment. Each such assessment, together with interest, costs, and actual attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment fell due. No Owner of a Lot may exempt himself from liability for the contribution toward the common expenses by waiver of the use or enjoyment of any part of Whitetail Ridge or by the abandonment of his Lot.

4.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety and welfare of all the residents of Whitetail Ridge, and shall include (as part of the regular periodic assessments) an adequate reserve for maintenance, repairs and replacement of those areas and facilities owned and managed by the Association, and which must be replaced on a periodic basis. Specifically, and without limiting the generality of the foregoing, the assessments shall be used to cover expenses of administering the Association, of enforcing the covenants, conditions, and restrictions of Declaration, of providing for the insurance for the Association, and of providing for the maintenance, repair and replacement of Common Property.

4.3 General Annual Assessment. Commencing upon the date of final plat recordation, the regular annual assessment per Lot shall be between \$30.00 and \$75.00 per month. Thereafter, the Board shall determine and fix the amount of the monthly assessment against each Lot for the next year at least sixty (60) days in advance of the beginning of each year.

4.4 Special Assessments. In addition to the regular assessments authorized above, the Board may levy, in any fiscal year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement within Whitetail Ridge, including fixtures and personal property related thereto, or to defray any unanticipated or underestimated regular assessment. Special assessments may also be levied against an individual Lot and its Owner to reimburse the Association for costs incurred in bringing that Owner and his Lot into compliance with the provisions of this Declaration and the Bylaws, including attorneys' fees and costs.

4.5 Allocation of Assessments. Each Lot, including Lots owned by Declarant, shall bear an equal share of each regular and special assessment (except for special assessments imposed against an individual Lot and its Owner under the preceding subparagraph).

4.6 Date of Commencement of Assessment; Due Dates. The general annual assessments provided for herein shall commence as to each Lot in Whitetail Ridge or any Phase thereof on the first day of the month following closing of the sale of the first Lot in Whitetail Ridge or Phase thereof, but no earlier than January 1, 2004. Due dates of the assessments shall be established by the Board of Directors and be set forth in an annual notice, along with the amount of the general annual assessment.

4.7 Transfer of Lot by Sale or Foreclosure. Sale or transfer of any Lot shall not affect



the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure shall extinguish the liability for and lien of such assessments as to payments which become due prior to such sale or transfer (except for assessment liens recorded prior to the mortgage). Such unpaid dues or charges shall be deemed to be common expenses collectible from all of the Lots including such mortgagee. In a voluntary conveyance of a Lot, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid assessments by the Association against the latter for his share of the common expenses up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of the unpaid assessments due the Association, and such grantee shall not be liable for, nor shall the Lot conveyed be subject to a lien for, any excess of the amount set forth in the statement; provided, however, the grantee shall be eligible for any such assessment becoming due after the date of any such statement.

4.8 Enforcement of Assessment Obligations; Priorities, Discipline. If any part of any assessment is not paid and received by the Association or its designated agent within thirty (30) days after the due date, an automatic late charge of Ten Dollars (\$10.00) shall be assessed and additional Ten Dollar (\$10.00) sums shall be assessed for each month or fraction thereof from the due date until the assessment and all late charges are paid. Each assessment shall constitute a lien on each respective Lot prior and superior to all other liens except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto, and (2) the lien or charge of any mortgage or deed of trust of record made in good faith and for value. Such lien, when delinquent, may be enforced by sale by the Association, its attorney, or other person authorized by this Declaration, or by law to make the sale, after failure of the Owner to pay such assessment, in accordance with the provisions of Washington law applicable to the exercise of powers of sale in deeds of trust, or by judicial foreclosure as a mortgage, or in any other manner permitted by law. The Association, acting on behalf of the Lot Owners, shall have the power to bid for the Lot at the foreclosure sale, and to acquire and hold, lease, mortgage and convey the same. Suit to recover a money judgment for unpaid common expenses, rent and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same. The Board may impose reasonable monetary penalties, including actual attorneys' fees and costs, and may temporarily suspend the Association membership rights of a Lot Owner who is in default in payment of any assessment, after notice and hearing according to the Bylaws.

ARTICLE 5

DUTIES AND POWERS OF THE ASSOCIATION

5.1 Duties and Powers. In addition to the duties and powers enumerated in the Bylaws or elsewhere provided for herein, and without limiting the generality thereof, the Association shall:

5.1.1 Expend Association funds to maintain, repair, replace and manage all Common Property, and all property that may be acquired by the Association. Specifically, with regard to the sewer system and storm water drainage system, the Association shall operate, maintain, and repair the sewer system and in accordance with



the "Operation and Maintenance Manual" for each system prepared by Adams and Clark and accepted by Spokane County, which Manuals are incorporated herein by this reference.

5.1.2 Enforce the provisions of this Declaration by appropriate means, including without limitation, the expenditures of funds of the Association, the employment of legal counsel, and the commencement of actions.

5.1.3 Maintain such policy or policies of insurance as are required by this Declaration or as the Board deems necessary or desirable in furthering the purposes of and protecting the interests of the Association and its Members.

5.1.4 Have the authority to employ a manager or other persons and to contract with independent contractors or managing agents to perform all or any part of the duties and responsibilities of the Association, subject to the Bylaws and restrictions imposed by any governmental or quasi-governmental body or agency having jurisdiction over Whitetail Ridge.

5.1.5 Adopt reasonable rules not inconsistent with this Declaration, or the Bylaws relating to the use of particular areas within Whitetail Ridge, and the conduct of Owners and their tenants and guests with respect to the Property and other Owners.

5.1.6 Establish one or more checking or savings accounts in the name of the Association with any bank, savings association or credit union doing business in Spokane County, Washington and designate signatories thereon.

ARTICLE 6 UTILITIES

6.1 Owners' Rights and Duties. The rights and duties of the Owners of Lots within Whitetail Ridge with respect to utilities shall be as follows:

6.1.1 Whenever sanitary sewer, water, electric, gas, television receiving, fiber optic, or telephone lines or connections are located or installed within Whitetail Ridge, which connections, or any portion thereof, is in or upon Lots owned by other than the Owner of a Lot served by said connections, the Owners of any Lots served by said connections shall have the right, and are hereby granted an easement to the full extent necessary therefore, to enter upon the Lots or to have the utility companies enter upon the Lots in or upon which said connections, or any portion thereof lie, to repair, replace and generally maintain said connections as, and when, necessary.

6.1.2 Whenever sanitary sewer, water, electric, gas, television receiving, or telephone lines or connections are located or installed within Whitetail Ridge, which connections serve more than one Lot, the Owner of each Lot served by said



connection shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot.

6.1.3 In the event of a dispute between Owners with respect to the repair or rebuilding of said connections, or with respect to the sharing of the cost thereof, then, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board, which shall decide the dispute, and the decision of the Board shall be final and conclusive on the parties.

6.2 Sewer. The Owners, their heirs and successors, shall join and participate in any petition or resolution, the purpose of which is the formation of a utility local improvement district (ULID) pursuant to RCW, Chapter 26.94, as amended. The Owners, their heirs and successors, reserve the right to oppose or protest any assessment for any ULID established.

6.3 Easements for Utilities and Maintenance. Easements over and under the Property for the installation, repair, and maintenance of sanitary sewer, water, electric, gas, fiber optic, and telephone lines and facilities, such as may be hereafter reasonably required to service the Property, are hereby reserved by Declarant and its successors-in-interest and assigns, including the Association, together with the right to grant and transfer the same; provided, however, that no such reservation or grant of an easement shall unreasonably interfere with the use or occupation of any Lot by its Owners, or the construction of a Dwelling on any Lot.

6.4 Underground Utilities. In the interest of public health and safety and in the interest of avoiding the presence of unsightly poles and structures, all utilities to be installed within Whitetail Ridge shall be buried in accordance with the best standard practices presently in use for the burying of such utilities and as provided by the Architectural Committee.

ARTICLE 7

COVENANTS FOR MAINTENANCE AND CONSTRUCTION

7.1 Lots to be Kept in Good Repair. Each Owner shall keep all Lots owned by him, and all improvements thereon, in good order and repair, including, but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or other appropriate external care) of all buildings and other improvements, and in the case of undeveloped lots, weeding, mowing and keeping free of debris or refuse all in a manner and with such frequency as is consistent with good property management. Garage interiors must be maintained in a clean and orderly manner, so as to avoid the danger of fire.

7.2 Commencement and Completion of Construction. The Owner of a Lot shall commence construction of a dwelling on the lot not later than 18 months after closing of the lot. All construction shall be completed within 12 months from the date of commencement of construction.

ARTICLE 8

USE RESTRICTIONS: GENERAL COVENANTS



8.1 Whitetail Ridge Governmental Regulation; Strictest Standards Control.

Restrictions contained herein shall not be construed as permitting any action or thing prohibited by the applicable zoning laws, or the laws, rules or regulations of any governmental authority, or by specific restrictions imposed by any deed or lease. In the event of any conflict, the most restrictive provision of such laws, rules, regulations, deeds, leases or Whitetail Ridge covenants shall be taken to govern and control.

8.2 Restriction Against Manufacturing or Commercial Enterprise. No trade, craft, business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind shall be conducted or carried on upon any Lot, or within any building located on a Lot. No goods, equipment, materials, supplies or vehicles (including buses, trucks and trailers of any description) used in connection with any trade, service, or business wherever the same may be conducted, shall be kept, parked, stored, dismantled or repaired outdoors on any residential Lot or on any street within Whitetail Ridge. Nothing shall be done on any Lot which may be or become a public or private nuisance. This restriction shall not be construed, however, as preventing the maintenance of a home office such as, but not limited to, insurance, accounting or real estate.

8.3 Land Use and Building Type. No Lot shall be used except for residential purposes. Except as provided herein, no building shall be erected, altered, placed or permitted to remain on any Lot other than one single-family Dwelling not to exceed the height allowable by the Spokane County Zoning Code, and a private attached garage for not less than three cars. The location and design of any building or structure detached from the dwelling, for the purpose of storage, housing swimming pool equipment, cabanas, gazebos and similar structures are subject to approval of the Architectural Committee.

8.4 Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

8.5 Restriction Against Subdividing. No Lot, except Lots 1 and 2, Block 3, shall be split, divided, or subdivided for sale, resale, or gift for the purpose of creating another building site.

8.6 Disposable Items. No trash, garbage, rubbish, refuse, or other solid waste of any kind, including, particularly, inoperable automobiles, appliances and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed on any part of the real property. Garbage and similar solid waste shall be kept in sanitary containers well suited for the purpose.

8.7 Water Pollution - Prevention. In the interest of public health and sanitation, and so that the above-described land and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses thereof, an Owner will not use his Lot or Lots for any purpose that would result in the pollution of any waterway that flows through or is adjacent to such Lots by



refuse, sewage, or other material that might tend to pollute the waters of any such stream or streams or drainage ways or otherwise impair the ecological balance of the surrounding lands.

8.8 Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or rent, and two large signs used by the Declarant to advertise the property during the construction and sales period. Monument signs designating the entrance to Whitetail Ridge, are expressly permitted.

8.9 Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of a street property line extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

8.10 Animals.

8.10.1 No animals, livestock or poultry of any kind may be raised, bred or kept on any Lot. However, cats, dogs, birds or other household pets may be kept in any lawful manner if they are not kept, bred, or maintained for any commercial purpose.

8.10.2 Any animals not restricted shall be properly sheltered and cared for. The Homeowners Association retains the right to limit the number of non-restricted animals, by a majority vote, should it become apparent the number of animals has become an annoyance or nuisance.

8.10.3 Dogs shall be leashed or penned, and not allowed to run loose. Dog kennels or runs must be approved by the Architectural Control Committee. No dogs with Pit Bull or Wolf breeding may be kept within Whitetail Ridge.

8.11 Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8.12 Recreational Vehicles and Equipment. Recreational vehicles, including campers, toppers, motor homes, camp trailers, boats, motorcycles, snowmobiles all terrain vehicles, and the like, must be stored in an attached enclosed garage.

8.13 External Lights. All external lighting shall be non-glare and approved by the Architectural Committee prior to installation.



8.13.1 Light Posts. Each Lot Owner shall be required to construct one masonry light post at the entrance to the private drive for that Lot in accordance with the light post plan adopted by the Architectural Committee.

8.14 Vehicles. No vehicle in excess of 8,000 pounds gross weight (including campers, motor homes, boats, trucks and trailers of any description) used for private purposes may be kept, parked, stored, dismantled or repaired outdoors on any residential Lot or on any street within Whitetail Ridge. No Owner shall permit any vehicle owned by him or any member of his family or by an acquaintance which is in an extreme state of disrepair to remain parked upon his Lot or upon any street within Whitetail Ridge for a period in excess of 48 hours.

8.15 Antennae. No external radio or television antennae, or transmitters shall be permitted. Parabolic reflectors (satellite dish antennae and wireless cable receivers) less than 20 inches in diameter may be permitted with prior written approval of the Committee and obtained in the manner described in Section 9.1.

8.16 Energy Devices. Energy generating and storage facilities, including, but not limited to, solar panels and their appurtenances, fuel tanks, auxiliary generators, heat pumps and air conditioning compressors, shall be designed and placed in aesthetic harmony with the other improvements to which they are appurtenant, as determined by the Architectural Committee, and shall be insulated so as not to produce an unreasonable level of noise.

8.17 Firearms. The discharge of firearms or explosives is prohibited, except as required for construction work duly authorized by the Architectural Committee.

8.18 Clotheslines. No exterior clotheslines shall be erected or maintained and there shall be no outside laundering or drying clothes.

8.19 Hunting. Hunting is prohibited.

ARTICLE 9 ARCHITECTURAL CONTROL

9.1 Approval of Plans by Architectural Committee. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein or thereto including but not limited to repainting of the exterior be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to quality of workmanship and materials, and harmony of external design, color and location in relation to surrounding structures and topography by an Architectural Committee composed of the Declarant until all lots are sold.

9.1.1 After the last lot is sold, there shall be not less than three (3) members of the Committee.



9.1.2 Declarant will appoint all of the original three members of the Committee.

9.1.3 After Declarant has appointed the original three members of the Committee, Owners shall have the power to appoint all of the members of the Committee.

9.1.4 In the event of additional phases or additions of Whitetail Ridge being platted by Declarant or its successor in interest, the Architectural Committee shall perform the function of the Architectural Committee in each such phase or addition and the membership of the Architectural Committee shall be determined by the Declarant in all phases or additions to Whitetail Ridge.

9.2 Specification of Reasons of Disapproval. The Architectural Committee shall have the right to disapprove any plans and specifications submitted hereunder because of any of the following:

9.2.1 The failure of such plans or specifications to comply with any of the Whitetail Ridge restrictions.

9.2.2 Failure to include information in such plans and specifications as may have been reasonably requested.

9.2.3 Objection to the exterior design, appearance, color or materials of any proposed structure.

9.2.4 Incompatibility of any proposed structure or use with existing structures or uses upon other Lots in the vicinity.

9.2.5 Objection to the location of any proposed structure upon any Lot or with reference to other Lots in the vicinity.

9.2.6 Objection to the grading plan for any Lot.

9.2.7 Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed structure.

9.2.8 Objection to parking areas proposed for any building on the grounds of (a) incompatibility to proposed uses and structures on such Lots, or (b) the insufficiency of the size of parking areas in relation to the proposed use of the Lot; or

9.2.9 Objection to the obstruction of views created by the proposed structure.

9.2.10 Any other matter which, in the judgment of the Architectural Committee would render the proposed structure, structures or uses inharmonious with the



general plan of improvement of Whitetail Ridge or with structures or uses located upon other Lots in the vicinity.

In any case where the Architectural Committee shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case, the Architectural Committee shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be prepared and submitted for approval.

9.3 Submission of Plans. All plans and specifications required to be submitted to the Committee shall be submitted by mail to the address of the Committee in duplicate. The written submission shall contain the name and address of the Owner submitting the plans and specifications, identify the Lot involved, and the following information about the proposed structure:

9.3.1 The location of the structure upon the Lot which shall include staking of the location of the structure upon the lot;

9.3.2 The elevation of the structure with reference to the existing and finished Lot grade;

9.3.3 The general design;

9.3.4 The interior layout;

9.3.5 The exterior finish materials and color, including roof materials;

9.3.6 The landscape plan shall be developed by a landscape professional; a person, partnership or corporation who designs and/or installs landscaping as a regular part of its business activity. In addition to all other provisions regarding landscaping on the individual Lots as is stated in this Declaration, the following provisions shall apply:

9.3.6.1 At the time each home is to be constructed, the builder and/or Owner shall submit a landscaping plan to the Architectural Control Committee stating the details of the landscaping contemplated;

9.3.6.2 Each Lot's landscaping plan shall contain a minimum of the following: (1) a drawing to scale showing location of landscaping to be completed for the front and side yards; and (2) a description of all materials to be used with proof that the total cost of landscaping the front and side yards will be a minimum of \$7,000.00 initially, with said minimum cost amount to be increased by 3% per year beginning with the year in which this Declaration is filed of record in Spokane County; and



(3) an inventory of trees existing on the Lot and a depiction of those trees which are to remain.

9.3.6.3 In reviewing the landscaping plans submitted, the Architectural Control Committee shall reasonably attempt to insure that the requested approval for landscaping and materials is consistent with the quality, quantity and attractiveness of landscaping and materials generally found in other upper-end type housing developments similar to Whitetail Ridge;

9.3.6.4 The Architectural Control Committee is authorized but not required to establish certain minimum criteria for approval of landscaping plans if desired but it is a fundamental requirement that "Landscaping" as used hereinabove shall endeavor to retain as many trees existing on the lots as possible consistent with construction on the lot and fire prevention, and shall require more than just grass and a sprinkler system, and shall require usage of shrubbery, trees, bark, rock, and other similar materials commonly used in above average residential landscaping and that landscaping shall be performed by a qualified landscaping contractor except as allowed by the Architectural Committee; and

9.3.7 Other information which may be required in order to determine whether the structure conforms to the standards articulated in this Declaration and the standards employed by the Committee in evaluating development proposals.

9.3.8 Appropriate provision for stormwater drainage shall be incorporated into each lot and approved by the Committee. It is the sole responsibility of the owner to provide appropriate protection for his dwelling for stormwater or other drainage.

9.4 Plan Check Fee. All applicable individuals submitting plans to the Committee except the Declarant shall be obliged to pay a reasonable plan check fee to cover the administrative costs of reviewing such development proposals. It will be necessary to pay the plan check fee upon submitting plans and specifications to the Committee. A plan check fee of \$100.00 will be charged to review plans and specifications for Dwellings. A fee of \$25.00 will be charged for the review of other structures.

9.5 Approval Procedures. Within fourteen (14) days after the receipt of plans and specifications, the Committee shall approve or disapprove the proposed structure. The Committee may decline to approve plans and specifications which, in its opinion, do not conform to restrictions articulated in this Declaration or to its aesthetic standards. The Committee shall indicate its approval or disapproval on one of the copies of the plans and specifications provided by the applicant and shall return the plans and specifications to the address shown on the plans and specifications. In the event that no disapproval of such plans and specifications is given within fourteen (14) days of submission, copies of plans and specifications shall be delivered to the Owners of adjacent Lots within Whitetail Ridge together with a statement to the effect that (1)



the plans and specifications have been submitted to the Committee; (2) fourteen (14) days have passed since the date of the submission and no action has been taken on the plans and specifications by the Committee; and (3) unless a legal action by the Owners to enjoin the construction pursuant to the submitted plans and specifications is filed within ten (10) days after receipt of the delivered copies, construction will be commenced pursuant to the plans and specifications. If no legal action to enjoin the construction is commenced within ten (10) days of delivery of the copies of the submitted plans and specifications to adjacent property Owners, the plans and specifications shall be deemed to be approved by the Committee and construction pursuant to the plans and specifications may be commenced.

9.6 Unapproved Construction; Remedies. If any structure shall be altered, erected, placed or maintained upon any Lot, or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the Architectural Committee pursuant to the provisions of this Article 9, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of this Article 9 and without the approval required herein, and upon fifteen (15) days' written notice from the Architectural Committee, any such structure so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or re-altered, and any such use shall be terminated, so as to extinguish such violation.

9.7 Dwelling Quality and Size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than one thousand eight hundred (1,800) square feet for a one-story Dwelling; nor less than two thousand four hundred (2,400) square feet for a two-story Dwelling; nor less than two thousand six hundred (2,600) square feet finished for "four-level" Dwellings, of which the top two floors shall total a minimum of one thousand eight hundred (1,800) square feet. All structures must incorporate at least a three-car garage with a finished driveway or private drive. The cost of construction of the Dwelling and attached garage shall be not less than \$350,000.00. All driveway or private drive plans and finishes must be approved by the Architectural Committee.

9.8 Building Location. The design of the Dwelling and its placement on the Lot shall reflect a minimum impact on the existing slopes, vegetation and wetlands, and shall minimize the impact on the view of other Lots, whether currently occupied or not.

9.9 Restriction Against Raising Height of Grade. Neither the buyer nor any person or persons claiming under him shall or will at any time raise the grade of any Lot or Lots herein conveyed above the grade established or to be established by Declarant unless approved by the Architectural Committee.

9.10 Restriction Against Excavation and Grading. No excavation for stone, gravel, or earth shall be made on any Lot except for walls, basements, or cellars of Dwellings; provided, however, that Declarant reserves the right at any time prior to sale of any Lot to excavate and grade on the conveyed Lot, and to remove material from or deposit material on such Lot in connection with the work of laying out and improving; provided, further, that Declarant may waive this privilege as to any Lot on which a buyer may desire to erect a building before that date.



9.11 Requirement for Subsurface and Surface Drainage. Owners are required to retain a licensed geotechnical engineer to provide recommendations and a plan for waterproofing and drainage to prevent ground water or surface water seepage or leaking into the dwelling and to provide for proper handling of ground or surface water. Said plan and recommendations for said drain tile shall be submitted to and approved by the Architectural Committee. Owners are required to construct in accordance with the approved plan including, as needed, drainage swales conforming to Spokane County's "208 Regulations" for surface water runoff and maintenance.

9.12 Restrictions as to Building Materials - Covering Outside Walls. No residence or structure shall be built on any Lot which shall use materials for siding or roofing which have not been approved by the Architectural Committee. All residences shall have "double wall" construction. No residence or structure of any kind that is commonly known as "boxed" or "sheet metal" construction shall be built, nor shall aluminum or T-111 siding be allowed.

9.13 Restrictions as to Roof Material. Roofs shall be covered with fire resistant materials such as shingles of "woodruff" or similar product, slate, tile, or architectural grade composition roofing or similar product all of which must have a 30-year warranty, and be approved by the Architectural Committee. All roof materials shall be "weathered wood" color, unless otherwise approved by the Architectural Committee.

9.14 Restriction as to Fences - Height and Style. No fence or wall shall be erected or maintained on a Lot without the prior written approval of the Architectural Committee as to location, style, and materials used. Fences in the front yards of any Lot shall not exceed three (3) feet in height and shall not be sight obscuring. Fences in rear yards and side yards shall not exceed six (6) feet in height. Trees, hedging and natural vegetation may be used as a border line with the prior written approval of the Architectural Committee and subject to the height restrictions set forth in Section 9.15 below.

9.15 Requirements as to Seeding and Planting. Within sixty (60) days of occupancy, front yard landscaping must be completed, weather permitting. Back yard completion must take place within three (3) months after occupancy, weather permitting. Back yard area shall be considered fifty (50) feet behind the Dwelling. All remaining property shall be maintained in a reasonable state of repair, cleanliness and neatness. Undesirable weeds having a tendency to spread across property lines shall be kept under control. Weeds shall not be allowed to grow over one (1) foot in height.

9.16 Construction Completion Requirements. Any Dwelling or other structure erected or placed on any Lot shall be completed as to external appearance, including finished painting and front yard landscaping, pursuant to approved plans and specifications, all within one (1) year from the date of commencement of construction.

9.17 Mandatory Reconstruction. All buildings must have adequate insurance to fully rebuild in case of fire or other disaster, and the Owner shall immediately rebuild or repair.



9.18 Entry for Inspection. Any agent, officer or member of the Board, Committee, or the Declarant may, at any reasonable predetermined hour, upon twenty-four (24) hours' notice during construction or exterior remodeling, enter and inspect the structure to determine if there has been compliance with the provisions of this Declaration. The above-recited individuals shall not be deemed guilty of trespass for such entry or inspection. There is created an easement over, upon, and across the residential Lots for the purpose of making and carrying out such inspections.

ARTICLE 10 GENERAL PROVISIONS

10.1 Enforcement. The Association, or an Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. The prevailing party in any such proceeding shall be entitled to an award of attorneys' fees and costs. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

10.2 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

10.3 Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of ten (10) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time by a seventy-five per cent (75%) affirmative vote of association members as provided in Article III. No such waiver, termination, or modification shall be effective until a proper instrument in writing shall be executed by the Association and recorded in the office of the Auditor for the County of Spokane, State of Washington.

10.4 Conveyance. Each Owner accepting a deed, lease or other instrument conveying any interest in any Lot, whether or not the same incorporates or refers to these restrictions, covenants for himself, his heirs, successors and assigns, to observe, perform and be bound by these restrictions and to incorporate the same by reference in any deed or other conveyance of all or any portion of his interest in any real property subject hereto.

10.5 Exceptions. Exceptions to any of the above-listed covenants and restrictions shall be granted by the Board of Directors when and only when two-thirds (2/3) of the Board determine such exception is in the best interest of the Association and the purposes of these covenants and restrictions.

10.6 Calendar Year. The year for record keeping and other business and related transactions of the Homeowners Association shall be a calendar year.



10.7 Limitation of Restrictions on Declarant. Declarant is performing certain work in connection with the subdivision of the Property and the construction of community improvement thereon. The completion of that work and sale of Lots is essential to the establishment of welfare of the Property as a residential community. In order that said work may be completed and said Property be established as a fully occupied residential community as rapidly as possible, nothing in this Declaration shall be understood or construed to:

10.7.1 Prevent Declarant, its contractors or subcontractors, from doing on the Property or any Lot whatever is reasonably necessary or advisable in connection with the completion of the work; or

10.7.2 Prevent Declarant or its representatives from erecting, constructing or maintaining on any part or parts of the Property such structures as may be reasonable and necessary for the conduct of its business of completing said work and establishing said Property as a residential community and disposing of the same in parcels by sale, lease or otherwise; or

10.7.3 Prevent Declarant from maintaining such sign or signs on any of the Property as may be necessary for the sale, lease or disposition thereof.

DECLARANT:

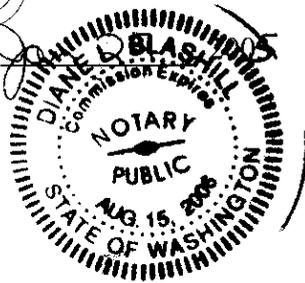
WHITETAIL RIDGE, L.L.C.

By: JOHNNY HUMPHREYS
Its: Manager

STATE OF WASHINGTON)
) ss.
County of Spokane

I certify that I know or have satisfactory evidence that Johnny Humphreys signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it, as the Manager of Whitetail Ridge, L.L.C., to be the free and voluntary act of such Limited Liability Company, for the uses and purposes mentioned in the instrument.

DATED: _____



NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My appointment expires: 8/15/08



EXHIBIT "A"
LEGAL DESCRIPTION OF
WHITETAIL RIDGE

A portion of Tract 256 of Vera, according to the plat recorded in Volume "O" of Plats, Page 30, and of unplatted portions of the W1/2 of Section 35, Township 25 North, Range 44 East, W.M., Spokane County, Washington, described as follows:

Beginning at the southwest corner of the NW1/4 of said Section 35; thence N00°25'20"E, along the west line of said NW1/4, 60.00 feet to a point on the northerly right-of-way line of Belle Terre Avenue; thence along said northerly right-of-way line the following seven (7) calls: 1) S89°44'39"E, parallel with the south line of said NW1/4, 205.22 feet to the point of curve of a 410.74 foot radius curve to the left; 2) along the arc of said curve through a central angle of 24°15'00", 173.84 feet to the point of tangent; 3) N66°00'21"E 512.98 feet to the point of curve of a 470.74 foot radius curve to the right; 4) along the arc of said curve through a central angle of 55°10'00", 453.25 feet to the point of tangent; 5) S58°49'39"E 119.31 feet to the point of curve of a 1402.39 foot radius curve to the left; 6) along the arc of said curve through a central angle of 11°15'00", 275.36 feet to the point of tangent; 7) S70°04'39"E 305.56 feet to a point on the northerly boundary of the plat of Belle Terre, as recorded in Volume "8" of Plats, Page 54; thence continuing along the northerly right-of-way line of Belle Terre Avenue and along the said northerly boundary of the plat of Belle Terre the following four (4) calls: 1) continuing S70°04'39"E 305.21 feet to the point of curve of a 470.74 foot radius curve to the right; 2) along the arc of said curve through a central angle of 1°02'51", 8.61 feet to the point of reverse curve of a 20.00 foot radius curve to the left, the center of circle of which bears N20°58'12"E; 3) along the arc of said curve through a central angle of 95°44'51", 33.42 feet to the point of tangent; 4) N15°13'21"E 95.38 feet to a point on the south line of said NW1/4; thence S89°44'39"E, along said south line, 398.93 feet to the southeast corner of said NW1/4; thence N00°19'40"E, along the east line of said NW1/4, 995.48 feet to a point on the extended south line of Tract 257 of said plat of Vera; thence N89°47'42"W 664.87 feet to the southwest corner of said Tract 257; thence N22°02'40"W 358.26 feet to a point on the south line of Short Plat No. 228-83, as recorded in Volume 2 of Short Plats, Page 53, from which the southeast corner of said Short Plat bears S89°48'43"E 136.50 feet; thence N89°48'43"W, along said south line of Short Plat No. 228-83 and said south line extended, 548.23 feet to a point on the east line of said Tract 256 and on the westerly right-of-way line of Best Road; thence N00°22'30"E, along said westerly right-of-way line, 125.06 feet to a point on the extended south line of Short Plat No. 892-93 as recorded in Volume 17 of Short Plats, Pages 7 & 8; thence N89°50'46"W, along said extended south line, 5.00 feet to the southeast corner of said Short Plat No. 892-93; thence along the boundary of said short plat the following five (5) courses: 1) continuing N89°50'46"W 159.05 feet; 2) N41°10'21"W 223.44 feet; 3) N63°02'23"W 122.98 feet; 4) N14°31'47"W 155.31 feet; 5) N47°43'07"W 244.93 feet to the southeast corner of Tract 242 of said plat of Vera; thence N89°50'46"W, along the south line of said Tract 242 and said line extended, 664.46 feet to a point on said west line of the NW1/4; thence S00°25'20"W, along said west line, 1926.24 feet to the TRUE POINT OF BEGINNING.

Unofficial Copy



EXHIBIT "B"

COMMON PROPERTY

1. Roads as depicted on the Plat of Whitetail Ridge.
2. Sewer Systems.
3. Entry Monuments.
4. Stormwater Systems.

Unofficial Document



EXHIBIT "C"
REMAINDER PROPERTY
(Legal)

Lot 1, Block 4, of the Whitetail Ridge Rural Cluster Development, is an open space parcel reserved for future development when the Urban Growth Area Boundary is expanded to include the open space parcel. Future development of this parcel may include small lot residential uses and/or commercial or industrial uses found in an urban area. The open space parcel is not intended to be preserved in perpetuity.

Unofficial Document